



REAL ESTATE—OUT OF CITY

Wentheater—Sale or Rent.

OWN YOUR HOME

 **The Farley Organization** 
Can and will show you how!

We are a PERMANENT EXPOSITION of the COUNTRY LIFE

This Organization, twenty-five years old, is made up of interests owning and controlling some of the choicest sections of the New York Suburbs. We are developers as well as brokers and can give you "ground floor" propositions and help you finance. Our Organization is backed with millions of assets. We help thousands. WHY NOT YOU?

See Us For Houses, Plots, Acreage or Farms

Scarsdale Mr. Farley is President of the Scarsdale Estates, owners of a large section of this beautiful village in the hills of Westchester. Do not buy until you see our GREENACRES and

Philipse Manor We own the choicest section of this splendid, fully established Hudson River colony, the best hunting box and the finest of all the country estates, with its own courts, our Philips Manor apartments, etc. Every improvement, including gas, Washington Irving's Country, full of historical associations. Boating, bathing, fishing, tennis and every outdoor sport ready for you. Our own Railroad Station. During April we are offering unusual price concessions. \$100 down will buy any plot. Several beautiful homes under construction and more to be built. Write for full particulars. Phone 5-1100. 1000 N. York St. New York City.

Bryn Mawr We are handling this charming Yonkers suburb on the Putnam Railroad, near Bronxville, for the William B. Rice Estate. Close to city, yet in an Adirondack forest. Every improvement, including gas. The multi-millionaire Rice Estate will loan you money to build. A \$10 bill and small monthly payment will secure a fine plot 60x100, or larger. For a man of moderate means, there is nothing better in the New York suburbs. Local office, Bryn Mawr Park Station, Phone Yonkers 1448.

Unusual Bargains in Houses Ready for Occupancy

Main Office—12 E. 44th St., N. Y. C.—Murray Hill 7720

LOCAL OFFICES

BRYN MAWR STA.—Phone Yonkers 1448. BRONXVILLE—Phone 1454, Gramatan Bank Building.
HARTSDALE STA.—Phone White Plains 2577. NEW ROCHELLE—Phone 4207, 19 North Ave.
PHILIPSE MANOR STA.—Phone Tarrytown 540. TARRYTOWN—Phone 1549, 96 So. Broadway.
WHITE PLAINS—Phone 1160, Depot Square.

NEW ROCHELLE EXCEPTIONAL BARGAINS

trm, oak floors; large plot, garden, garage. Asking \$20,000. Terms and possession can be made.

BEECHMONT PARK, COLONIAL HOME
9 rooms, 3 baths, large living room, fireplace, sun parlor, sleeping porch, hardwood floors, hot water heat, gas and electricity. Is acre plot garage. Asking \$32,000. Open to offer. See This.

FINE HOME, 3 MIN. FROM STATION,
3 floors, 3 tiled bathrooms, 2 fireplaces, hot water heat, gas and electricity, white and mahogany trim, hardwood floors, large plot, 2 car garage. Asking \$22,000. Liberal terms. Possession.

SIX ROOMS and bath. Newly constructed.
All improvements, including including light, gas, telephone and stairs. Call 13151 for details. \$10,000. Possession May 1. Price.....\$9,000.

ELITE HOME, 10 MIN. FROM STATION
With several large adult trees. Well built. Stucco and timber construction. Gas, electricity, gas heat, and strong heat. Convenient to station. Former price \$20,000. Call for details. See easy terms, at.....\$16,000.

TEN ROOMS, two baths. Stucco construction. Excellent condition with surpassed view. Fruit and all trees. Two car garage, tennis and small greenhouse. Sweeping all improvements. \$16 acre. Terms reduced from \$18,000 to \$12,000.

OFFICE OPEN SUNDAYS.

Gentleman's Beautiful Estate

At Sacrifice

At Sacrifice

Owner leaving city, and must dispose of this beautiful home in North Yonkers, overlooking the Hudson River, only half mile from Hudson River Country Club, with its wonderful golf courses. House is situated in the exclusive part of Yonkers, in excellent condition, with a large plot of ground. House would cost at least \$20,000 to build today. Can be purchased for \$25,000 cash, balance on reasonable terms.

I HAVE OTHER VERY CHOICE PROPOSITIONS

BRIARCLIFF REALTY CO.
462 MADISON AVENUE,
NEW YORK CITY.
Telephone Vanderbilt 7213.

Buy Land

Now is the time to buy unimproved property. It is the time to

FROM \$9,000 UP. ADDY TO

EDWARD P. BAKER

30 SOUTH BROADWAY, YONKERS, PHONE 794.

Two Artistic Small Homes

HIGH UP ON A HILLSIDE.

NEAR THE SHORE IN NEW ROCHELLE
(overlooking the Sound for miles; old fashioned flower garden; fine old shade trees. An artistic gem of a house; 7 rooms and 3 baths—not intended for large family, but ideal home for those seeking an artistically unique surrounding.

OFFERED AT LESS THAN \$25,000.

3 MIN. WALK FROM THE STATION.

IN EXCLUSIVE PELHAM HEIGHTS.
An exceptionally well constructed new house having a large living room, with open fireplace, dining room, sun parlor, butler's pantry and kitchen; second floor, 3 bedrooms and 2 baths; third floor, 2 bedrooms and bath. Ground 78x125.

OFFERED AT \$32,500.

every plot within walking distance of Geddes Farm House and Country Club and Polo Field; established community of the people.

Good Big Plots at Attractive Terms
Send for Maps and Price Lists

Prince & Ripley

SELLING AGENTS

437 Fifth Ave. Tel. Murray Hill 55

MRS. EDMUND W. BODINE,
472 MAIN STREET. Telephone New Rochelle 848. NEW ROCHELLE, N. Y.

GENTLEMAN'S MAGNIFICENT COUNTRY ESTATE

Gentleman's Estate
Ten acres of lawns and gardens, magnificent shade trees. The residence is a beautiful English type home, with living room, library, sun parlor, den, 8 master bedrooms, 4 baths, excellent servants' quarters, 5 open fireplaces, every modern convenience.

GENTLEMAN'S MAGNIFICENT COUNTRY ESTATE
Consisting of 42 acres of high rolling land traversed by picturesque brook spanned by artistic rustic bridges.
This is a beautiful specimen of Colonial house. Equipped with all modern conveniences and containing 15 rooms with 3 baths. There is also garage with modern conveniences for chauffeur. Other outbuildings consist of smaller garage, poultry houses and other necessary buildings. There is an artesian well on the property which gives forth an abundant supply of pure sparkling spring water.
This property was constructed by the present owner, who spared no expense in the construction. Westchester County, N. Y.

Improve GARAGE, gardener's cottage and other outbuildings.
Offered for sale and furnished rents.

Mrs. Edmund W. Bodine
472 Main St. New Rochelle, N. Y.

There is an abundance of beautiful trees and rare shrubbery. This is a wonderful opportunity to acquire an ideal country estate which is perfect in every detail. Price \$110,000.

For particulars apply to

WILLIAM L. WARREN & CO.
179 Mamaroneck Ave., Mamaroneck, N. Y.
Tel. 574. Open Sundays.

LARCHMONT
A small home, but a good one, a pre-war price. Plot 100x100: large living room; 3 bedrooms and bath; second floor; 2 bedrooms and bath; third floor; hot water heat, electric fixtures. Sunday telephone Larchmont 000.

Chauncey B. Griffen & Co.
140 Madison St., Tel. Murray Hill 000

**BARON DE HIRSCH FUND
PROPERTY — 450 ACRES**

Situated on State Road, between Peaks-
kill and Yorkville Heights, 8 miles from
former. Large number of valuable trees
on property, 2,000 ft. lake frontage;

most of last mile suitable for cultivation. Wooded area contains 15 rooms, bath and all improvements. Several cottages, numerous outbuildings. Excellent supply of pure spring water. Apply O-661. Phone Oshtemo 876.

Fish & Marlin
507 Fifth Ave., New York

Telephone Murray Hill 6336

MOUNT VERNON

English stucco house, slate roof, large living room, breakfast room, sun porch, 4 master sleeping rooms, 2 servants' rooms, 8 baths; all the

new phone, Beckman 1717.

PELHAM

Colonial home in the Manor: large living room, enclosed porch, 3 master sleeping rooms, 2 tiled baths, veranda's room and bath, vapor heat, gas and electricity. Garage reduced to \$18,500. Real bargain.

George B. Cora,
10 East Forty-third Street, New York.

A \$10 BILL

and \$3 a week will buy you a beautiful

Chauncey B. Griffen & Co.
18 E. 41st St. Tel. Murray HUN 9206.
LARCHMONT MANOR.
Very near water, with beautiful view. Recently completed residence, all improvements, with two acres, offered to settle estate. Price \$75,000.
OWNER WILL SELL

14 Depot Place, Mount Vernon, N.Y.
Telephone 2504

REAL ESTATE IN MOUNT VERNON, THE
PELHAMS AND BRONXVILLE.

and certain other property, including
T. J. S. FLINT, 7 East 42d St.
REAL ESTATE BUREAU
BLANDIN QUINCY METER
NO 201 247 254

houses, and a 2000 sq. ft. apartment house;
plus overlooking Bronx Parkway; highly
strategic colony; all improvements; no
deposit, 30 minutes from Grand Central. Pe-
liciana WM. WATSON, Tuckahoe, N.
Y. Phone 1941.